

# CITY COUNCIL PROCEEDINGS

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## MINUTES OF THE MEETING OF THE CITY COUNCIL

Wichita, Kansas, April 26, 2005  
Tuesday, 9:49 A.M.

The City Council met in regular session with Mayor Mayans in the Chair. Council Members Brewer, Fearey, Gray, Schlapp, Skelton; present. Council Member Martz absent with prior notice.

George Kolb, City Manager; Gary Rebenstorf, Director of Law; Karen Sublett, City Clerk; present.

The Minutes of the April 19, 2005 meeting were approved 6 to 0, (Martz absent).

### CONSENT AGENDA

Motion-- Mayans moved that the Consent Agenda be approved as consensus Items.  
--carried Motion carried 6 to 0, (Martz absent).

### **BOARD OF BIDS**

#### REPORT OF THE BOARD OF BIDS AND CONTRACTS DATED APRIL 25, 2005.

Motion-- Mayans moved that the report be filed and received; Contracts approved and the necessary signatures  
--carried authorized. Motion carried 6 to 0, (Martz absent).

### **CMBS**

#### APPLICATIONS FOR LICENSES TO RETAIL CEREAL MALT BEVERAGES:

<u>Renewal</u>	<u>2005</u>	<u>(Consumption on Premises)</u>
Miguel Reyes	Rostizeria Los Reyes*	512 West 21st Street
Mui Fong Yu (TAM)	Tom's Lotus Garden*	822 South Broadway
<u>Renewal</u>	<u>2005</u>	<u>(Consumption off Premises)</u>
Brian Thompson	Kum & Go #323	3405 South West Street
Brian Thompson	Kum & Go #326	277 South Ridge Road
<u>New Operator</u>	<u>2005</u>	<u>(Consumption off Premises)</u>
Brian Thompson	Kum & Go #328	6330 East 21st Street

\*General/Restaurant - 50% or more of gross receipts derived from sale of food.

Motion-- Mayans moved that the licenses subject to Staff review and approval be approved. Motion  
--carried carried 6 to 0, (Martz absent).

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## PRELIM. ESTS.

### PRELIMINARY ESTIMATES:

- a) 2005 contract maintenance hot In-place repaving - east of Ridge, south of 30th Street North. (472-84154/132718/620426/664518) Traffic to be maintained during construction using flagpersons and barricades. (Districts V,V,VI) - \$585,940.38
- b) 2005 contract maintenance asphalt mill & overlay, overlay, strip & overlay - north of Pawnee, east of Seneca. (472-84161/132718/620426/664518) Traffic to be maintained during construction using flagpersons and barricades. (Districts I,II,VI) - \$500,696.35
- c) Lateral 1, Main 6 Northwest Interceptor Sewer to serve Evergreen and New Market Additions - north of 21st Street North, west of Maize. (468-83969/744110/480798) Does not affect existing traffic. (District V) - \$150,000.00
- d) Water distribution system to serve Evergreen and New Market Additions - north of 21st Street North, west of Maize. (448-90058/735242/470913) Does not affect existing traffic. (District V) - \$134,000.00
- e) Water distribution system to serve Shoal Creek 3rd Addition - south of Central, west of 143rd Street East. (448-89998/735246/470917) Does not affect existing traffic. (District II) - \$34,000.00
- f) Lateral 10, Main 2 Cowskin Interceptor Sewer to serve Auburn Hills 15th Addition - north of Kellogg, west of 135th Street West. (468-83758/744105/480793) Does not affect existing traffic. (District V) - \$143,000.00
- g) Lateral 11, Main 2 Cowskin Interceptor Sewer to serve Auburn Hills 15th Addition - north of Kellogg, west of 135th Street West. (468-83948/744106/480794) Does not affect existing traffic. (District V) - \$9,000.00
- h) Sanitary sewer relocation at Kellogg and Webb Road, Phase 1 - along Kellogg, west of Webb Road. (468-83152/624084/654564) Traffic to be maintained during construction using flagpersons and barricades. (District II) - \$425,000.00

Motion--carried

Mayans moved that the Preliminary Estimates be approved. Motion carried 6 to 0, (Martz absent).

## PETITIONS

### PETITIONS FOR PUBLIC IMPROVEMENTS:

#### K-96 HWY

#### **SANITARY SEWER MAIN TO SERVE AN AREA ALONG GREENWICH, FROM ½ MILE SOUTH OF 21ST STREET TO K-96 HIGHWAY. (DISTRICT II)**

Agenda Report No. 05-0380

The Petition has been signed by six owners, representing 100% of the improvement district.

The project will provide sanitary sewer main service to a developing commercial corridor along Greenwich, from 1/2 mile south of 21st to K-96 Highway.

The Petition totals \$1,300,000 with \$430,000 paid by special assessments and \$870,000 paid by the Sewer Utility. The Utility share is for the cost of over sizing the pipeline to serve future development outside the improvement district. Sewer Main Benefit fees assessed to future developments will recover a large part of the Utility's share the project cost.

State Statutes provide that a Petition is valid if signed by a majority of resident property owners or the majority of the property in the improvement district.

Motion--carried

Mayans moved that the Petition be approved and the Resolution adopted. Motion carried 6 to 0, (Martz absent).

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**MAPLE SHADE ADD. SANITARY SEWER, DRAINAGE AND WATER DISTRIBUTION SYSTEM IMPROVEMENTS TO SERVE MAPLE SHADE ADDITION, EAST OF WEBB, NORTH OF PAWNEE. (DISTRICT II)**

Agenda Report No. 05-0381

The Petitions have been signed by one owner, representing 100% of the improvement districts.

These projects will provide sanitary sewer, drainage improvements and water service to a new commercial and residential development located east of Webb, north of Pawnee.

The Petitions total \$217,000. The funding source is special assessments.

State Statutes provide that a Petition is valid if signed by a majority of resident property owners or the majority of the property in the improvement district.

Motion--carried      Mayans moved that the Petitions be approved and the Resolutions adopted. Motion carried 6 to 0, (Martz absent).

**FOX RIDGE ADD. PAVING AND DRAINAGE IMPROVEMENTS TO SERVE FOX RIDGE ADDITION, NORTH OF 29TH STREET NORTH, WEST OF TYLER. (DISTRICT V)**

Agenda Report No. 05-0382

The Petitions have been signed by three owners, representing 100% of the improvement districts.

These projects will provide paving and drainage improvements to a new residential development located north of 29th St. North, west of Tyler.

The Petitions total \$1,320,000. The funding source is special assessments.

State Statutes provide that a Petition is valid if signed by a majority of resident property owners or the majority of the property in the improvement district.

Motion--carried      Mayans moved that the Petitions be approved and the Resolutions adopted. Motion carried 6 to 0, (Martz absent).

**STREET CLOSURES CONSIDERATION OF STREET CLOSURES/USES.**

Agenda Report No. 05-0392

Cornejo and Sons, Inc. has been accomplishing street reconstruction and related improvements in Harry Street between I-135 and George Washington Boulevard. Part of this project includes the installation of two 30" pipes across Harry St. to improve a sanitary sewer flow problem. The contractor is requesting the approval of the complete closure of Harry at Grove at this sewer crossing location as allowed by the construction agreements. Work is tentatively scheduled to be accomplished from approx. 6:00 a.m. Saturday, April 30th until approx. 6:00 a.m. on Monday, May 2, 2005. The installation of the dual pipe sanitary sewer across Harry will require a large excavation area and it will not be possible to safely or efficiently maintain traffic on Harry while the sewer is being installed. The contractor further requests that if the weather forecast at that time is not conducive to being able to accomplish the necessary work, they be allowed to request a delay in the start date.

Cornejo and Sons, Inc. is responsible for the placement of the required detour and construction signs and barricades and the notification of area businesses and residents. During the street closure, traffic on Harry St. will be detoured as follows:

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Eastbound Harry St. traffic will be detoured north from Harry on northbound I-135 to Lincoln, east to George Washington Boulevard, and then south to Harry.

Westbound Harry St. traffic will be detoured north on George Washington Boulevard to Lincoln, west to southbound I-135, and then south to Harry.

Motion--carried

Mayans moved that the street closure be approve. Motion carried 6 to 0, (Martz absent).

## KWTC 2005

### KANSAS WORLD TRADE CENTER 2005 CONTRACT.

Agenda Report No. 05-0383

Since 1998, the City has contracted for economic development services from the Kansas World Trade Center ("KWTC") in annual amounts of \$50,000.

The mission of the KWTC is to promote the expansion of export activities of businesses in Kansas by providing specialized assistance and research to companies wishing to expand their access to the global marketplace, or to enter it for the first time. In addition to providing consulting and targeted services and targeted research for companies that are actively seeking international trade opportunities, the KWTC also conducts promotional campaigns, seminars, trade missions and presentations aimed at creating awareness of such opportunities. Under the proposed contract for services with the City, KWTC will provide economic development services to companies seeking to increase international trade activity, for 2005.

Payment for the contractual services will not exceed \$50,000 for calendar year 2005. Funds for this purpose are budgeted in the adopted 2005 budget and will be paid from the Economic Development Fund.

The contract has been approved as to form by the Law Department.

Motion--  
--carried

Mayans moved that the proposed 2005 contract with the Kansas World Trade Center be approved and its execution authorized. Motion carried 6 to 0, (Martz absent).

## MURDOCK BRIDGE

### CHANGE ORDER: MURDOCK BRIDGE OVER THE LITTLE ARKANSAS RIVER. (DISTRICT VI)

Agenda Report No. 05-0384

On June 22, 2004 the City Council approved a project to improve the Murdock Bridge over the Little Arkansas River. The bridge is being rehabilitated, rather than replaced, in order to preserve the historical integrity of the structure. As the work has progressed, conditions have been encountered that were not anticipated when the project was designed. After the deck was removed and beam repairs began, it was determined that the extent of repairs needed is much greater than planned. This has resulted in the need for shoring so that larger areas can be repaired at one time. The amount of beams repaired will almost be doubled. In addition, the amount of sidewalk repairs is greater than expected. The cost of this additional work is \$32,421. The cost of this work is \$29,819. The 24" waterline west of the bridge was found to be leaking at a point beyond the original plan replacement. Work was performed to dismantle the leaking 24" valves and reinstall them with additional blocking.

A Change Order has been prepared for the additional work. Funding is available within the project budget.

The total cost of the additional work is \$62,240 with \$29,819 paid by the Water Utility, \$6,485 by General Obligation Bonds and \$25,936 by Federal Grants administered by the Kansas Department of Transportation. The original contract is \$1,387,116. This Change Order represents 4.49% of the original contract amount.

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The Law Department has approved the Change Order as to legal form. The Change Order amount is within 25% of the construction contract cost limit set by the City Council policy.

Motion--  
--carried

Mayans moved that the Change Order be approved and the necessary signatures authorized. Motion carried 6 to 0, (Martz absent).

## HEALTH GROUP

### 2005 COVENTRY HEALTH GROUP POLICY.

Agenda Report No. 05-0385

The City uses a Health Insurance Advisory Committee (HIAC) to monitor health insurance programs for employees, and recommend new/renewal programs or changes in health coverage and cost, as required. The Committee includes representatives from the Fraternal Order of Police, International Association of Firefighters, Service Employees International, Teamsters unions, as well as the (non-union) Employees Council and Management staff.

The City Council directed staff to receive competitive bids for the City of Wichita's 2005 health insurance plan. On October 12, 2004, the City Council accepted the recommendation of the Health Insurance Advisory Committee to approve Coventry Health Care of Kansas, Inc. as the medical and prescription drug provider for 2005 and 2006.

The Coventry Health Insurance Company Group Policy summarizes the terms and conditions whereby Coventry has arranged for the provision of health care and prescription drug services in accordance with the Certificate of Coverage and riders attached to the Certificate for City employees, City Council members and retirees. The Group Policy also contains the 2005 premium rates and a 2006 rate cap guarantee previously approved by the City Council.

The Group Policy Rate Addendum formalizes the total monthly premiums of \$277.57/single and \$829.52/family, which is the rate previously approved by the City Council.

The Department of Law has approved the 2005 Coventry Health Care Group Policy as to form.

Motion--  
--carried

Mayans moved that the 2005 Coventry Health Care Group Policy be approved and the necessary signatures authorized. Motion carried 6 to 0, (Martz absent).

## TRANSIT FACILITIES SECURITY SYSTEM FOR TRANSIT FACILITIES.

Agenda Report No. 05-0386

Wichita Transit has had a continuing interest in providing security for its two (2) facilities: the Transit Center at 214 S. Topeka and the Operations Center at 777 E. Waterman. On October 1, 2002, the City Council approved Sandifer Engineering and Controls, Inc. as the preferred vendor for security systems.

The equipment represents a vital emergency response resource. The recommended measures will provide an adequate level of security at both facilities and has been approved by the City's Security Assessment Team.

The cost for the security items is \$151,041 and will be paid from federal (80 percent) and state (20 percent) grants.

Purchases in excess of \$25,000 are required to be authorized by the City Council.

Motion--  
--carried

Mayans moved that the purchase and installation of the security measures with Sandifer Engineering be approved. Motion carried 6 to 0, (Martz absent).

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TOP

## **LOCAL GOVERNMENT ENDORSEMENT OF TAX CREDITS FOR THE OPPORTUNITY PROJECT (TOP) UNDER THE KANSAS COMMUNITY SERVICES PROGRAM ACT.**

Agenda Report No. 05-0387

TOP is applying to the Kansas Department of Commerce for tax credits under the department's Community Service Program. The tax credits will be used by TOP to help raise the remaining \$700,000 needed to build a new facility proposed for the former Logopedics Institute site near 21st Street North and Grove. TOP has already raised \$1.1 million of the \$1.8 million needed. The new facility will provide very low or no cost, high quality educational day care and preschool services to children living in poverty in Northeast Wichita. TOP is seeking a local government endorsement to increase its scoring in this competitive program.

This project will further the objectives of the 21st Street North Corridor Revitalization Plan. It will provide high quality, literacy-based day care and preschool services to children in poverty.

There are no financial considerations for the City. An endorsement by the City does not obligate it in any way to fund TOP or the new facility.

There are no legal considerations for the City.

Motion--

--carried

Mayans moved that the application of The Opportunity Project (TOP) for tax credits from the Kansas Department of Commerce's Community Service Program be endorsed and the Planning Director to sign the local government endorsement form on behalf of the City be authorized. Motion carried 6 to 0, (Martz absent).

MITIGATION PLAN

## **ADOPT WICHITA HAZARD MITIGATION PLAN.**

Agenda Report No. 05-0388

The Hazard Mitigation plan is required by the Department of Homeland Security (DHS) / Federal Emergency Management Agency (FEMA) as a result of the Disaster Mitigation Act of 2000 (DMA2000) (Public Law 106-390) in order to continue eligibility for mitigation funding. This is one of twenty-one plans required by DHS / FEMA for each community within Sedgwick County and the county itself. Twenty of the twenty-one entities have participated, produced and adopted their plan.

A Hazard Mitigation Task Force and Steering Committee was created on June 10, 2003. Entities represented on the committee include The City of Wichita, representatives of each of the other communities with the county, the county itself, school systems, hospital providers, voluntary agencies active in disasters and private enterprise. This body collectively supported and facilitated the creation of the plan and its initial review. The plan states that all of the City Council Members and eleven key City staff, including City Manager Chris Cherches, served as members of the Task Force.

The purpose of this plan is to review past mitigation actions, current issues and potential projects to be considered as candidates for funding to help alleviate the impact of future disasters. Because this document is an on-going process, it will be subject to periodic update.

There are no costs to the City for creation of the plan. The Kansas Division of Emergency Management and Sedgwick County Emergency Management provided the planning services. It is necessary for the City to adopt the plan to remain eligible for future disaster mitigation funding.

A local multi-hazard mitigation plan is required under Public Law 106-390, The Disaster Mitigation Act of 2000 (DMA2000).

Motion--carried

Mayans moved that the plan and resolution be adopted. Motion carried 6 to 0, (Martz absent).

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## ORDINANCES

### SECOND READING ORDINANCES: (FIRST READ APRIL 19, 2005)

- a) City of Wichita Taxable Industrial Revenue Bonds, Series IV, 2000, Voicestream Wireless Project Amendment and Assignment of Lease and Substitution of Guarantor. (District I)

#### ORDINANCE NO. 46-577

An Ordinance of the City of Wichita, Kansas, authorizing the execution and delivery of, and otherwise LLC and Commerce Bank, N.A., as Trustee; authorizing the execution and delivery of an acknowledgment, acceptance and consent to the assignment of a said lease from Net Fund I, LTD to 2525 N Woodlawn Voicestream Wichita Ks, LLC; and approving the form of assumption of guaranty by and between 2525 N Woodlawn Voicestream Wichita Ks, LLC and Commerce Bank, N.A., as Trustee, for the benefit of the owners of certain bonds, read for the second time. Mayans moved that the Ordinance be placed upon its passage and adopted. Motion carried 7 to 0. Yeas: Brewer, Fearey, Gray, Martz, Schlapp, Skelton, Mayans.

- b) Amendments to Title 18.05 of the City Code-International Building Code.

#### ORDINANCE NO. 46-578

An Ordinance creating Sections 18.05.095, 18.05.285, 18.05.295, 18.05.312, 18.05.319, 18.05.322, 18.05.345, 18.05.375, 18.05.396, 18.05.397, 18.05.398, 18.05.399, 18.05.412, 18.05.413, 18.05.465, 18.05.467, 18.05.475, 18.05.476, 18.05.477, 18.05.665, 18.05.667, 18.05.785 and 18.05.825; amending Sections 18.05.318, 18.05.395 and 18.05.690; and repealing the originals of said amended sections, all in the Code of the City of Wichita, Kansas, and pertaining to the Building Codes of the City of Wichita, Kansas. Be it ordained by the governing body of the City of Wichita, Kansas, read for the second time. Mayans moved that the Ordinance be placed upon its passage and adopted. Motion carried 7 to 0. Yeas: Brewer, Fearey, Gray, Martz, Schlapp, Skelton, Mayans.

- c) ZON 2003-73 - north side of 13th Street North and west of Meridian. (District VI)

#### ORDINANCE NO. 46-579

An Ordinance changing the zoning classifications or districts of certain lands located in the City of Wichita, Kansas, under the authority granted by the Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by City of Wichita Code Section 28.04.210, read for the second time. Mayans moved that the Ordinance be placed upon its passage and adopted. Motion carried 7 to 0. Yeas: Brewer, Fearey, Gray, Lambke, Martz, Schlapp, Mayans, read for the second time. Mayans moved that the Ordinance be placed upon its passage and adopted. Motion carried 7 to 0. Yeas: Brewer, Fearey, Gray, Martz, Schlapp, Skelton, Mayans, read for the second time. Mayans moved that the Ordinance be placed upon its passage and adopted. Motion carried 7 to 0. Yeas: Brewer, Fearey, Gray, Martz, Schlapp, Skelton, Mayans.. (ZON 2003-73)

- d) ZON 2005-01 - north side of 13th Street North and west of Hillside. (District I)

#### ORDINANCE NO. 46-580

An Ordinance changing the zoning classifications or districts of certain lands located in the City of Wichita, Kansas, under the authority granted by the Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by City of Wichita Code Section 28.04.210, read for the second time. Mayans moved that the Ordinance be placed upon its passage and adopted. Motion carried 7 to 0. Yeas: Brewer, Fearey, Gray, Martz, Schlapp, Skelton, Mayans. (ZON 2005-01)

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## PLANNING AGENDA

Motion--carried

Mayans moved that the Planning consent items be approved as presented. Motion carried 6 to 0, (Martz absent).

A05-04

### **A05-04R-REQUEST BY GERALDINE V. FABER REVOCABLE TRUST TO ANNEX LANDS GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF 29TH STREET NORTH AND 119TH STREET WEST. (DISTRICT V)**

Agenda Report No. 05-0389

The City has received a request to annex 16.8 acres of land generally located northeast of the intersection of 119th Street West & 29th Street North. The annexation area abuts the City of Wichita to the north, east, and south. The property owner proposes to develop approximately 11.51 acres as a limited commercial use and an additional 5.36 acres as general office use.

**Land Use and Zoning:** The proposed annexation consists of 16.8 acres of property currently zoned "SF-20" Single-Family District. Upon annexation, the zoning of the subject property will change to SF-5. The property owner intends to request a rezoning from "SF-5" Single-Family to "GO" General Office, and "LC" Limited Commercial. The property directly south of the proposed annexation is in agricultural use and is zoned "LC" Limited Commercial and "NR" Neighborhood Retail. The properties to the north and to the east of the proposed annexation are zoned "SF-5" Single-Family Residential and are currently in agricultural use. The Maize City Limits lies directly to the west of the subject property.

**Public Services:** Water connections are not currently available, but the extension of a 24" line on 29th Street along the south line of this property is planned later this year. Sewer connections are not currently available, but the owner could petition for an extension as a result of the sewers being constructed in the Fontana Addition.

**Street System:** The subject property borders 29th Street North and 119th Street West, both of which are paved, two-lane arterial roads.

The Sedgwick County Capital Improvement Program 2005-2009 and 2004 Transportation Improvement Program for the Wichita-Sedgwick County Metropolitan Area call for resurfacing of 119th from 21st to 53rd Street North in 2007. In addition, 29th Street North from 119th Street North to Maize Road is scheduled to be reconstructed and widened in 2006 according to the 2004 Transportation Improvement Program for the Wichita-Sedgwick County Metropolitan Area. The City of Wichita Capital Improvement Program (CIP) 2004-2013 has scheduled road improvements along 119th Street West and 29th Street North that are coordinated with the above mentioned projects. The CIP has scheduled construction along 119th Street West from 21st Street to 29th Street and 29th Street North from 119th Street to Tyler Street.

**Public Safety:** Fire services to this site can be provided by the City of Wichita within a nine (9) to ten (10) minute approximate response time from City Station No. 16 located at 1632 North Tyler. Upon annexation, police protection will be provided to the area by the Patrol West Bureau of the Wichita Police Department, headquartered at 661 N. Elder.

**Parks:** The West Meadows Park, a 1.5-acre park, is located to the south of the proposed annexation site. This already developed park contains a children's play area, a basketball/multi-use court, and a tennis court. In addition, a pathway and a potential future park are proposed approximately ½ mile to the west of the subject property, according to the 1996 Parks and Open Space Master Plan.

**School District:** The annexation property is part of the Unified School District 266 (Maize School District). Annexation will not change the school district.



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Comprehensive Plan: The proposed annexation is consistent with the Wichita-Sedgwick County Comprehensive Plan. The annexation property falls within the 2010 Wichita Urban Service Area as shown in the Plan.

The current approximate appraised value of the proposed annexation lands, according to County records, is \$230,350 with a total assessed value of \$28,446. Using the current City levy (\$31.406/\$1000 x assessed valuation), this roughly yields \$832 in City annual tax revenues for the property. The future assessed value of this property will depend on the type and timing of any other developments on the proposed annexation property and the current mill levy. At this time, the property owner is anticipating the development of 147,000 SF of office and commercial space within the next five years. The unit value of the development is estimated at \$110/ SF; the total value after completion is estimated at \$16,170,000. Assuming the current City levy remains about the same, this would roughly yield \$126,959 in City annual tax revenues.

The property is eligible for annexation under K.S.A. 12-519, et seq.

Motion--  
--carried

Mayans moved that the annexation request be approved and the Ordinance placed on first reading. Motion carried 6 to 0, (Martz absent).

## ORDINANCE

An Ordinance including and incorporating certain blocks, parcels, pieces and tracts of land within the limits and boundaries of the City of Wichita, Kansas, introduced and under the rules laid over. (A05-04)

A05-05

### **A05-05R-REQUEST BY SLAWSON COMMERCIAL PROPERTIES, LLC TO ANNEX LANDS GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF GREENWICH ROAD AND 21ST STREET NORTH. (DISTRICT II)**

Agenda Report No. 05-0390

The City has received a request to annex 156 acres of land generally located southwest of the intersection of 21st Street North & Greenwich Rd. The annexation area abuts the City of Wichita to the north, east, and west of the proposed property. The property owner proposes to develop the site for limited commercial, general office, neighborhood office, and single-family (SF-5) use. The Oak Creek Community Unit Plan has been approved subject to platting. Existing structures have been or will be removed prior to development.

Land Use and Zoning: The proposed annexation consists of 156 acres of property currently zoned "SF-20" Single-Family District and "LC" Limited Commercial. On May 19, 2004, a zoning change was approved subject to platting the entire property within one year. Upon annexation and plat approval, the property will be rezoned to "LC" Limited Commercial, "GO" General Office, "NO" Neighborhood Office, "SF-5" Single-Family Residential.

The property directly south of the proposed property is zoned "LI" Limited Industrial and "GI" General Industrial. Property to the west and portions of property to the north are zoned "SF-5" Single-Family District. To the north of the subject property is also zoned for a Planned Unit Development and Limited Commercial use. Property to the east of the subject property is zoned for "SF-20 & SF-5" Single-Family Residential.

Public Services:

This development has petitioned for water mains along Greenwich and internal to the development. There is an existing 36" water main on 21st Street. This development has also petitioned for sewer main along the north and east lines of the property (21st Street & Greenwich). They have also petitioned for sewer laterals internal to the development.

Street System: The subject property borders 21st Street North and Greenwich. 21st Street North is a paved, five-lane arterial road, while Greenwich is a paved, four-lane arterial road.

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The City of Wichita Capital Improvement Program (CIP) 2004-2013 and the 2004 Transportation Improvement Program has scheduled road improvements along Greenwich from 29th Street North to Central, which will widen Greenwich along the east side of the subject property. The Sedgwick County Capital Improvement Program 2005-2009 does not call for improvements near the proposed annexation site.

Public Safety: Fire services to this site can be provided by the City of Wichita within a five (5) to six (6) minute approximate response time from City Station No. 18 located at 2808 North Webb. Upon annexation, police protection will be provided to the area by the Patrol East Bureau of the Wichita Police Department, headquartered at 350 S. Edgemoor.

Parks: The Northeast Sports Complex, a 60-acre park, is located to the north of the proposed annexation site. This greenway is currently being developed with soccer, softball, and baseball. In addition, the K-96 Bicycle Path runs to the north and to the east of the subject property according to the 1996 Parks and Open Space Master Plan.

School District: The annexation property is part of the Unified School District 259 (Wichita School District). Annexation will not change the school district.

Comprehensive Plan: The proposed annexation is consistent with the Wichita-Sedgwick County Comprehensive Plan. The annexation property falls within the 2010 Wichita Urban Service Area as shown in the Plan.

The current approximate appraised value of the proposed annexation lands, according to County records, is \$491,880 with a total assessed value of \$59,836. Using the current City levy (\$31.406/\$1000 x assessed valuation), this roughly yields \$1,777 in City annual tax revenues for the property. The future assessed value of this property will depend on the type and timing of any other developments on the proposed annexation property, and the current mill levy. At this time, the property owner is seeking final approval of a plat to develop 21.93 acres of single-family units and 24.18 acres of patios homes on the subject property within the next four years. The value of this residential development is estimated at \$35,000 per acre; a total value after completion is estimated at \$1,613,850. In addition to residential development, a 1,181,800 SF commercial structure is anticipated within the next ten years. The unit value of this commercial development is estimated at \$100/SF; the total value after completion is estimated at \$118,180,000. In sum, the total value of both the residential and commercial development after completion is estimated at \$119,793,850. Assuming the current City levy remains about the same, this would roughly yield \$940,561 in City annual tax revenues.

The property is eligible for annexation under K.S.A. 12-519, et seq.

Motion--  
--carried

Mayans moved that the annexation request be approved and the Ordinance be placed on first reading. Motion carried 6 to 0, (Martz absent).

## ORDINANCE

An Ordinance including and incorporating certain blocks, parcels, pieces and tracts of land within the limits and boundaries of the City of Wichita, Kansas, introduced and under the rules laid over. (A05-05)

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SUB2004-143

**SUB2004-143: PLAT OF PRAIRIE CROSSING SECOND ADDITION, LOCATED WEST OF 151ST STREET WEST AND ON THE SOUTH SIDE OF CENTRAL.**

Agenda Report No. 05-0391

Staff Recommendation: Approve the plat.

MAPC Recommendation: Approve the plat. (11-0)

This site, consisting of 13 lots on 43 acres, is a replat of the Prairie Crossing Addition that eliminates the lot bundling development. The site is located within three miles of Wichita's city limits.

County petitions, 100 percent, have been submitted for street and drainage improvements; City petitions, 100 percent, have been submitted for future city water and sewer improvements. Both City and County Certificates of Petitions have also been submitted. A Developers' Covenant was provided and recorded with the plat of Prairie Crossing Addition. A Termination of Covenant has been provided to eliminate the conditions of the previously recorded Covenant.

This plat has been reviewed and approved by the Planning Commission, subject to conditions and recording within 30 days.

The Certificate (City) will be recorded with the Register of Deeds.

Motion--  
--carried

Mayans moved that the documents and plat be approved; necessary signatures authorized and the resolutions adopted. Motion carried 6 to 0, (Martz absent).

Motion--carried

Mayans moved at 9:51 a.m. to adjourn the meeting. Motion carried 6 to 0, (Martz absent).

Adjournment

The meeting adjourned at 9:51 a.m.

Respectfully submitted,

Karen Sublett  
City Clerk

\*\*\*Workshop followed in the First Floor Board Room\*\*\*